



**Village of Key Biscayne
Minutes
Crandon Boulevard
Zoning and Development Committee
Wednesday, September 8, 2004**

Members Present: Willie Borroto, Sandy Goldstein, Ed London, Raul Llorente,
and Michael Rice

Staff Present: Jud Kurlancheek and Maite Miyares

Consultant: Silvia Vargas and Alynn Pruitt

Elected Officials: Bob Oldakowski, Mayor

Village Attorney: Steve Helfman

Public: Nick Mavris, Bill Earl, Rabbi Caroline

Minutes - August 10, 2004 was approved

The Mayor extended the Council's appreciation to the members for the work that the Committee will produce. He also explained the importance of the Committee.

Silvia Vargas, consultant, presented their "Summary of Stakeholders Impact Report. The Committee discussed the report. There was a consensus that the consultant should focus on the entry block and later on other sites along Crandon Boulevard.

There was a consensus on whatever is built on the entry block that it should give the following impressions: reduced scale, quality of structure and massing, inviting, attractive, and sense of place.

The project should have mixed uses including retail and office. Several members of the Committee felt the project should contain an extended stay hotel. One member suggested an adult congregate living facility.

The Committee discussed the C-1 Commercial Zoning regulations and the Commercial Land Use designation in the master plan. There was extensive discussion on FAR, setbacks, and height and these relate with each other. There was a consensus that if a project required greater height than the 35 ft. presently allowed, that it should occur towards the rear of a project. There was a consensus the sideyard setbacks should be reduced from 20 ft. to zero to result in more pedestrian scale and urban setting. After reviewing all of the buildings along Crandon with regard to FAR, there was a consensus that the 0.50 should be maintained.

There was a consensus that the Village does not to encourage economic development on the entry block through zoning incentives as redevelopment will occur when the marketplace dictates; rather, that the Village should use design bonuses to guide development when it does occur. There was discussion on whether the FAR should be a range with a base number and that the FAR would increase to 0.50 through the award of bonuses. Mr. Helfman advised the Committee that the Council was concerned with design and use and that the Committee was not directed to develop incentives for development.

There was discussion on current rents, those expected in the new development at 200 Crandon Boulevard, and if the market could support a new 75,000 sq. ft. project at the entry block. The Chair said he would try to obtain the market study that was prepared for the new Scharenberg project.

Mr. Kurlancheek reviewed the variances that were permitted at 1 Crandon Boulevard that enabled the new Panky Building to be developed. The Chair requested that Mr. Kurlancheek provide a report outlining the variances and other information that would provide the Committee with an understanding the building envelop that was permitted.

At the conclusion of the meeting, the Committee directed that the Consultant:

1. Develop alternative massing models for the entry block and present same at the next meeting. The models should address development on one lot or multiple lots.
2. Should use their imagination in developing the models and not be bound by current regulations.
3. Should focus on the entry block and at a subsequent time on the other two sites along Crandon Blvd.
4. Preparation of the development regulations will occur after the Committee agrees on massing models.

The meeting adjourned at 9:58 a.m.